



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003823
Applicant Name: Chris Pickering
Address of Proposal: 9504 15th Avenue NW

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 7,390 sq. ft. and B) 7,599 sq. ft. Existing house, garage, and shed to be demolished under a separate permit.

The following approval is required:

Short Subdivision - To subdivide one parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

The subject property is located in a Single-Family 7200 (SF-7200) zone on the corner of 15th Avenue NW and NW 95th Street. The rectangular shaped, 14,994-sq. ft. lot has approximately 102 lineal ft. of frontage on 15th Avenue NW and approximately 147 feet of frontage on NW 95th Street. 15th Avenue NW at the project location is developed with curb, gutter and sidewalk on both sides of the street. NW 95th Street abutting the site to the south is paved but not developed with concrete curbs, gutter and sidewalks. The subject site is currently developed with a single-family residence, a detached garage and a shed. There is no alley. Direct vehicular access from NW 95th Street is available via an existing driveway located along the east property line. Marcus Whitman Junior High School is located to the west of 15th Avenue NW across the street from the subject site. There are two apple trees located on the lot. Other vegetation on the site consists of flower plants and shrubs along the north, east, west and partly south property lines. The topography of the site is relatively flat from the front of the lot to the rear. The site is not located

within any mapped or observed Environmentally Critical Area (ECA). Properties to the north, east, west and south are zoned SF 7200 and development in the vicinity is predominantly single family residential.

Proposal

The applicant proposes to subdivide one existing 14,989-square feet lot into two parcels of land. Proposed parcel sizes would be as follows: Parcel A) 7,390square feet and Parcel B) 7,599 square feet. The existing single-family residence, detached garage and shed would be demolished under a separate permit. Proposed Parcel A would have street frontage on 15th Avenue NW and Proposed Parcel B would have street frontage on both 15th Ave NW and NW 95th Street.

No development or construction activities are associated with the current proposal; the subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

Notice of the proposed project was published on February 2, 2006. The public comment period ended on February 15, 2006. No comment letter was received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. Conformance to the applicable Land Use Code provisions;

The site is located within the Single Family 7200 (SF-7200) zone.

This proposal will divide the subject lot into parcels of land as follows:

- Parcel A: 7,390 square feet
- Parcel B: 7,599 square fee

The resulting lot areas exceed the 7,200 square foot minimum lot size for each of the proposed lots. The lot configuration provides an adequate buildable area to meet applicable yards, lot coverage requirements and other land use code development standards. Any new development must conform to land use code requirements at the time of application. Each lot will have adequate buildable lot area to meet applicable setbacks and lot coverage requirements and other Land Use Code development standards.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

DPD has circulated this proposed short subdivision to all city agencies with jurisdiction for review of utilities, access, and fire protection. All utilities would be extended to Parcel A, and Parcel B and any changes in services would require approval of the respective utility.

Proposed Parcels A and B have street frontage and each would have adequate vehicular and utility access to adequately improved streets. The Seattle Fire Department would provide emergency vehicle access to the site; the Fire Department has approved the proposed short plat for emergency vehicle access. No street improvements are required. Seattle City Light does not require any additional easements to provide electricity.

3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle, and availability of service is assured subject to standard conditions of utility extension. The existing house currently discharges its sanitary waste to the public sanitary only sewer (PSS) located on 15th Avenue NW. The proposed parcels would be connected by means of side sewer for sanitary discharge. A ditch and culvert system in 15th Avenue NW and NW 95th Street is available for stormwater discharge from the new construction. If new construction on Parcel A and B includes less than 2000 square feet of new or replaced impervious surface then the stormwater runoff from the new construction shall be discharged to a stormwater detention system, with controlled release system shared with one or more other parcels. Plan review requirements would be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project proposes more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

The short plat application was reviewed by Seattle Public Utilities, and Water Availability Certificate #200-603-34 was approved and issued on February 23, 2006.

4. *Whether the public use and interests are served by permitting the proposed division of land.*

One objective of the short subdivision process is to increase opportunities for new housing development in order to ensure that there will be adequate capacity for future housing need. The proposed short subdivision will meet all the applicable Land Use Code provisions. The proposed development has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal. The public use and interest will be served with this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, Short Subdivisions and Subdivisions, in Environmentally Critical Areas.*

The site is not located in any environmentally critical area as defined in SMC 25.09.240. There are no environmentally critical areas mapped or otherwise observed on the site.

6. *Is designed to maximize the retention of existing trees:*

There are approximately two (2) Apple trees located upon the development site on Parcel A. The potential building footprint on Parcel A may result in the removal of one or both of the Apple trees, but neither tree is located within the principal building area. Future construction would be subject to the provisions of SMC 23.44.008, which sets forth the tree planting requirements on single-family lots.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivision, when the subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, cluster housing, or single family housing:*

This short subdivision is not a unit lot subdivision. Thus, this section is not applicable to this short plat application.

8. *Conformance to the provisions of Section 23.24.046, multiple single family dwelling units on a single family lot, when the short subdivision is for the purpose of creating two (2) or more lots from one (1) lot with more than one (1) existing single family dwelling unit:*

This short subdivision is not a multiple single family dwelling unit subdivision. Thus, this section is not applicable to this short plat proposal.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

The owner(s) and responsible party(s) shall:

Prior to Recording

1. Provide final recording forms and fees. Have the final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in the field and all property corners set in conformance with appropriate state statute. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown, as well as all structures and distances from them to the proposed property lines. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. A licensed surveyor shall stamp the short plat drawings.
2. Provide the following note on the face of the plat: "The existing structures shall be legally removed prior to separate sale of either Parcel A or Parcel B."
3. Add the "Conditions of Approval Upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval Upon Application for Construction Permits see page ____ of ____".
4. Provide final recording forms and fees.

After Recording and Prior to Issuance of a Building Permit

5. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file)

Christopher Ndifon, Land Use Planner
Department of Planning and Development

Date: March 30, 2006

CAN:ga

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